127.0	0005	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	934,300 / 934,300
					USE VALUE:	934,300 / 934,300
					ASSESSED:	934,300 / 934,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32	-32A	MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PIKE LEAH & TURNBAUGH BRIAN	
Owner 2:	PIKE RAYNER & NANCY/ LIFE EST	
Owner 3:		
Street 1:	32 MT VERNON ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	PIKE LEAH & TURNBAUGH BRIAN -
Owner 2:	PIKE RAYNER & NANCY -
Street 1:	32 MOUNT VERNON STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Wood Shingle Exterior and 2457 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4024.000	555,800		378,500	934,300
Total Card	0.092	555,800		378,500	934,300
Total Parcel	0.092	555,800		378,500	934,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.26 | /Parcel: 380.26

Legal Description

User Acct 82289

GIS Ref

GIS Ref

Insp Date 05/11/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 127.0-0005-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	555,800	0	4,024.	378,500	934,300		Year end	12/23/2021
2021	104	FV	531,000	0	4,024.	378,500	909,500		Year End Roll	12/10/2020
2020	104	FV	531,100	0	4,024.	378,500	909,600	909,600	Year End Roll	12/18/2019
2019	104	FV	397,900	0	4,024.	378,500	776,400	776,400	Year End Roll	1/3/2019
2018	104	FV	397,900	0	4,024.	335,200	733,100	733,100	Year End Roll	12/20/2017
2017	104	FV	373,600	0	4,024.	281,200	654,800	654,800	Year End Roll	1/3/2017
2016	104	FV	373,600	0	4,024.	281,200	654,800	654,800	Year End	1/4/2016
2015	104	FV	333,800	0	4,024.	243,300	577,100	577,100	Year End Roll	12/11/2014

!9883!

PRINT

Date	Time
12/30/21	09:45:27

LAST REV

Date	Time
08/07/19	12:07:46
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9883

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PIKE LEAH & TUR	1415-64	1	7/1/2019	Convenience	10	No	No		
SOTER THEODORE,	1415-64		5/1/2012		611,000	No	No		
SOTER THEODORE	1304-75		7/18/2005	Family	1	No	No		
WILLIAMS RICHAR	1169-79		3/28/1997		238,200	No	No		Y

USER DEFINED

Prior Id # 1:	82289
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/28/2017	328	Solar Pa	1,601	C				
12/1/2015	1854	Solar Pa	572					
10/3/2012	1271	Renovate	47,287	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	Meas/Inspect	BS	Barbara S
4/18/2013	Info Fm Prmt	EMK	Ellen K
8/9/2012	MLS	EMK	Ellen K
1/22/2009	Measured	345	PATRIOT
12/9/1999	Mailer Sent		
11/30/1999	Measured	264	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4024		Sq. Ft.	Site		0	70.	1.34	8									378,505						378,500	

Total AC/HA:	0.09238	Total SF/SM:	4024	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	378,505	Spl Credit		Total:	378,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.13076925
Const Adj.:	0.98980200
Adj $ / SQ:	201.463
Other Features:	123000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	682812
Depreciation:	127003
Depreciated Total:	555809

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

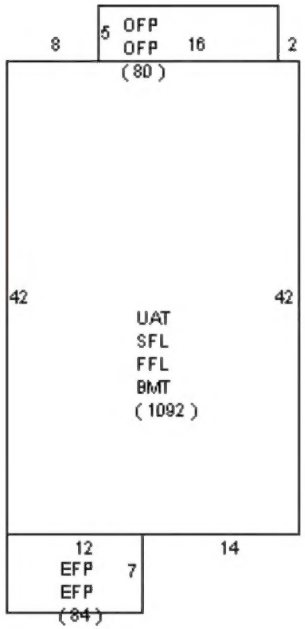
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	201.46
Special Features:	0	Val/Su Net:	143.36
Final Total:	555800	Val/Su SzAd	254.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,092	60.440	65,999
FFL	First Floor	1,092	201.460	219,997
SFL	Second Floor	1,092	201.460	219,997
UAT	Upper Attic	273	155.130	42,349
EFP	Enclos Porch	168	42.990	7,222
OFP	Open Porch	160	26.540	4,246

Net Sketched Area:	3,877			Total:	559,810
Size Ad	2184	Gross Area	4696	FinArea	2457

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

127.0-0005-0021.0

IMAGE

AssessPro Patriot Properties, Inc